

6½ Acres of Land at Chyllasson, Near Nancledra, Penzance TR20 8NE



Two ring fenced pasture fields extending in area to **6.55 acres** or **2.65 hectares** or thereabouts.

Situated close to the village of Nancledra in West Cornwall.

Guide Price: £90,000 Freehold

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Chartered Surveyors
Estate Agents
Valuers
Auctioneers

The Land

The land is comprised within a single ring fenced block containing two similar size level or gently sloping fields extending in total area to **6.558 acres** or **2.65 hectares** or thereabouts. A narrow strip of amenity woodland passes between the two fields offering wildlife appeal. The majority of the boundaries are Cornish stone and earth hedges with a short section of fencing.

The land is down to permanent pasture, having been used mainly in recent years to graze livestock or make silage or hay but is equally suitable for growing various crops.

There are superb country views from the land being ideally suitable for equestrian use, hobby farming or indeed, to add to existing holdings.

A separately metered mains water supply is connected to the land with drinking troughs in both fields.



Services

Separately metered mains water supply connected. Interested parties are advised to make their own enquiries of the appropriate statutory undertakers: National Grid: 0800 096 3080; South West Water: 0800 169 1144; Wales and West Utilities: 0800 912 2999

Wayleaves, Easements & Rights of Way

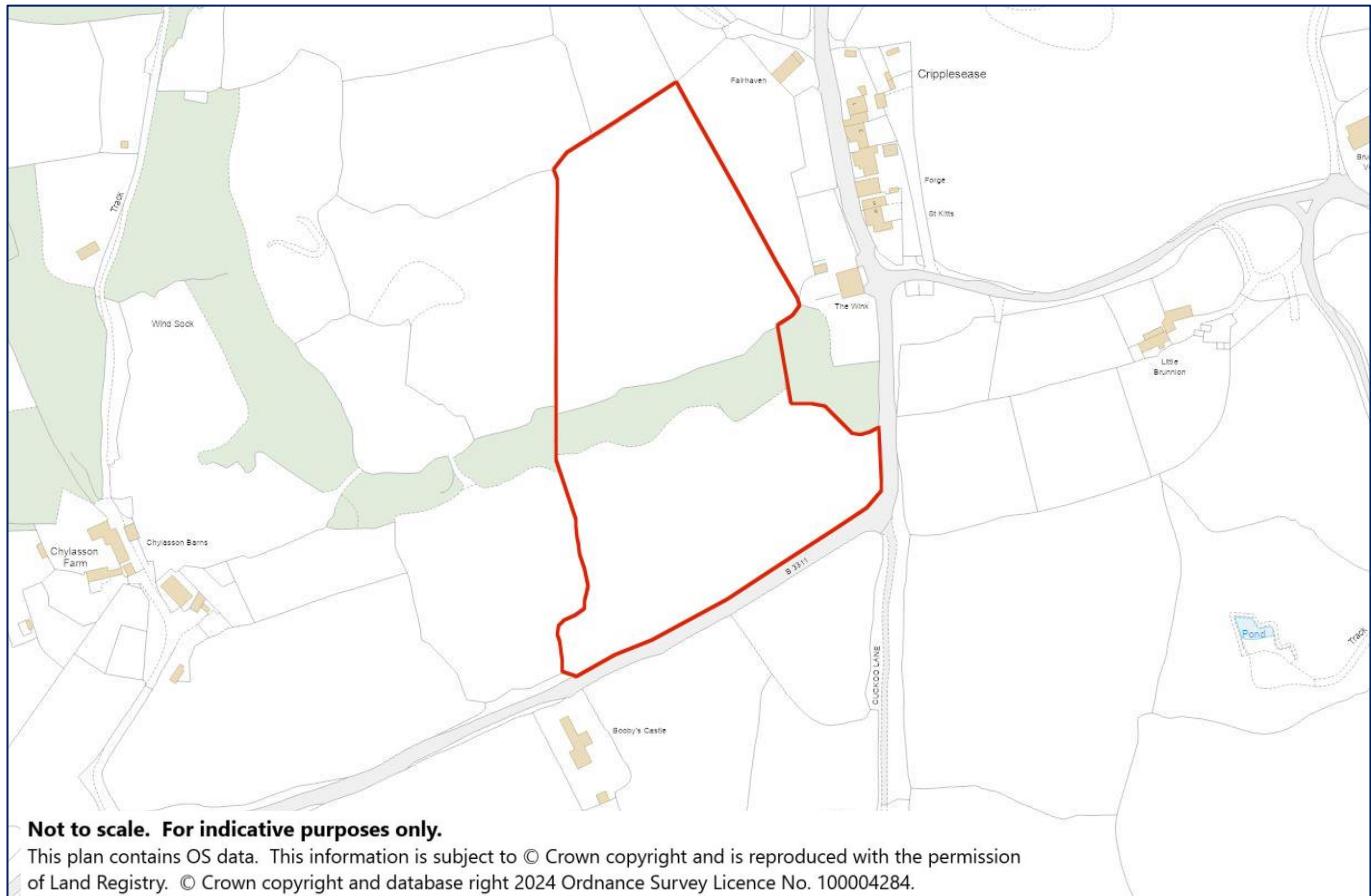
The sale will be subject to and with the benefit of all wayleaves, easements and rights of way as may exist.

Particulars & Plan

Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed and they do not constitute any part of an offer or contract. Any intending purchaser/s must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Situation

This handy size and attractive block of land is located at the edge of the hamlet of Cripplesease, about $\frac{1}{4}$ of a mile to the north-east of the village of Nancledra. Nancledra is approximately midway between the north and south Cornish coasts, the harbour town and tourist destination of St Ives and the larger town of Penzance, both being about 3½ miles away. The land has frontage to and good gated access directly from the B3311 'Nancledra Road', from which there are an abundance of minor country lanes and bridleways offering good riding out.



Viewing

Viewers may access the land for viewing purposes with sale particulars in hand, during daylight hours adhering to the Countryside Code. Please notify the agents Lodge & Thomas of your intended visit. Tel: 01872 272722 Email: property@lodgeandthomas.co.uk

Directions

When heading north on the B3311 road from Penzance to St Ives, after passing through the village from Nancledra, the gateway leading into the field will be found on the left hand side shortly before the sharp left hand bend into the hamlet of Cripplesease. The land is identified by a Lodge & Thomas for Sale board.

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